

October 4th, 2015

Jenna Dutton, File Manager
The City of Calgary, Planning, Development & Assessment
IMC#8075
P.O. Box 2100 Station M
Calgary, AB T2P 2M5



RE: Application for Land use Amendment: LOC2015-0132, Location: 1535 – 33 Avenue S.W.

Ms. Dutton

Thank you for notifying me of the application for Land Use Amendment for the aforementioned property, while also providing me with an opportunity for input in this submission. As an adjacent homeowner I am very interested in the process and would appreciate any opportunity to provide further input on this matter where appropriate. I would also appreciate any further information that can be provided on this process/submission as it unfolds.

Inner city neighbourhoods are unique in their mix of amenities, workplaces, and residences within their established communities. This diversity is also what attracted me to inner city living. Maintaining the right mixture of these elements within the existing surrounding is without a doubt a challenge. Please accept my attached written comments in response to this application.

It is my opinion that the current zoning of R-C2 for this area (and lot) is appropriate given its surrounding established residential development. Profitable options exist within the current zoning context to provide benefits to the developer, community, and surrounding areas while maintaining the family neighbourhood feel within the direct vicinity. I strongly oppose the re-designation of this parcel along with the level of density proposed by the developer.

Regards,

Bader Taha,
Resident of 3405 15th Street S.W.

Attachment: Points to consider (2 pages)

Points to consider

- **Applicant's submission:** The applicant's submission is four paragraphs and less than a half a page long. Two paragraphs (more than half the submission) reference an initiative ("Main Streets") that is still in progress which currently has no formal connection to The City of Calgary Land Use Bylaw. As well, the subject property is not located within the current identified "main streets" initiative area. Although there is mention of "research" no actual formal research has been provided in the submission that I received. Long lasting and high impacting decisions require more thought, detail, investment, and an actual plan in the form of drawings prior to considering land use amendments in any neighbourhood. Re-zoning any area prior to receiving this detail is not wise since most negotiating leverage is lost.
- **Public Transportation:** CTS has bus stops throughout Calgary, having a transit stop in front of a property in my opinion does not provide just cause for land use amendments. Transit stops are not static and can change in the future.
- **"Main Streets" Initiative:** This initiative is currently in Phase 2 – Analysis and evaluation. I think this is a great initiative; however, conclusions should not be drawn from this initiative since the engagement is not complete. The applicant's submission is specific to that of a "Land Use Amendment". I found no formal mention of this initiative when referencing the City of Calgary's Land use bylaw. Applications for Land use Amendment's should not be decided upon on an initiative that is in progress. Furthermore, this lot (East of 15th street) is actually located outside of the current "main streets" boundary according to the city of Calgary's website.
- **Existing developments within the immediate context:** The surrounding area was developed based on the current zoning; a high density residence is not consistent with the many residences in this area. I would also like to point out that current Multi-residences which reside in close proximity to this area contain on average 4-7 residential units which is significantly less than the 12 unit development that is proposed and that is with the proper zoning in place. M-CG developments should not be located inside R-C2 designated areas. There are other lot/opportunities for building theses residences within the correct zoning in the surrounding area.
- **Parking:** There are existing parking pressures within this block due to close proximity of various businesses located north of this property on 34th Ave. Visitors from the neighbouring Multi-residential developments also increase parking pressures in this area. Re-zoning this lot will further exacerbate parking for the surrounding residential housing. One lot cannot accommodate parking for 12 units especially when taking into consideration guest/visitor parking that this change in density would create.

- **Future implications:** Re-zoning this lot may set a precedent for the surrounding area; this also opens the door for other permitted discretionary uses that are not necessarily residential which could unintentionally affect the look and feel of the surrounding area.
- **Existing Landscaping:** This lot contains a large number of mature trees and vegetation that would certainly be lost given the size and nature of the applicants proposed development submission. Mature trees are a hallmark of inner city neighbourhoods. Re-zoning this lot would have an adverse impact on mature and established trees many of which are well over 60 years old since the landscaping coverage requirements would shrink to accommodate higher density housing.
- **Traffic:** At times I find it difficult/unsafe during peak hours exiting my driveway (backing onto 15th street). There is no doubt that the increase in density would cause further traffic congestions, as well as increase in noise that you would not expect in R-C2 residential developments. More traffic also increases the possibility for pedestrian interaction/collisions. R-C2 dwellings accommodate many families with small children, the increase in traffic flow create more hazards for pedestrians and children within the community.
- **How this change could affect me as an adjacent homeowner:** My property value will no doubt be impacted adversely should this property be re-zoned. Houses within inner city neighbourhoods are generally more expensive; buyers who pay a premium for inner city houses do not want to be located next to high density residences. For this reason, negative property value effects are compounded further, especially when the surrounding areas are designed for family use. Increase in noise, and a decrease in parking as well as privacy will have a negative impact on the enjoyment of my residence. Sight lines will also be altered in a manner that is not consistent with the residences as the setback area/buffer zones are not consistent with the surrounding houses. I did review the zoning in this area prior to purchasing my house and specifically purchased a property in the R-C2 section to avoid high density as this is less conducive to family living. I did not anticipate the re-zoning of this area. I have worked very hard to purchase a house in this community and plan on enjoying it for many years to come; **should the maximization of private profit take precedent over the existing families who are vested in this community?** I did not purchase my house only to turn a profit and leave the neighbourhood.